



Design Review Board Study Session

TO: DESIGN REVIEW BOARD

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MEETING DATE: AUGUST 9, 2012

SUBJECT: DR12-14, Crossroads at Santan Village

| | |
|------------------------------|----------------------|
| STRATEGIC INITIATIVE: | Community Livability |
|------------------------------|----------------------|

REQUEST

DR12-14 Crossroads at Santan Village: site plan, landscape plan, grading and drainage, elevations, floor plans, monument signage, lighting, colors and materials, located west of the southwest corner of Santan Village Parkway and Ray Road zoned Regional Commercial (RC).

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

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BACKGROUND/DISCUSSION

Overview

The Crossroads at Santan Village is the first mixed use, commercial and multi-family residential, development in the Town of Gilbert. In addition to offering a gated multi-family residential complex the units facing along a private drive to the east will be offered as live/work units. The Town of Gilbert has long been in support of mixed use developments and has encouraged developers to test the market for these units that encourage start-up business incubated at home. Live/work units allow the business owners to rent in a multi-family complex with all of the convenience and amenities, live upstairs from their business, consolidate costs and still have a street presence that allows for signage and short term visitor parking.

The live/work units will be constructed to commercial standards and have the flexibility increasing tenant space by incorporating and renting the unit next door if the business needs to expand. If an adjacent unit is expanded into the upper unit may be locked-off with access from the secondary rear stairs. Tenant improvement will be allowed to suite various business needs.

Outdoor plazas are near the live/work units to allow for outdoor seating for dining, boutiques, seasonal sales and other public gathering opportunities. The private street will be tree lined with short term diagonal parking will connect into the multi-family complex as well as connect to the other multi-family residential, hotel, mall, and conference center to the south. It is the town's hope that the businesses that develop in the live/work units become complimentary uses to the conference center creating a synergistic micro environment.

In addition to the potential for the live/work units to develop with support uses that compliment the conference center such as; party planning, cake decorating, printing services, security, photography, catering, floral services, etc. The live/work units may also provide commercial services that support the residents of the multi-family complex such as personal training, insurance, accounting, legal service, tutoring, music lessons and even potential for a small sandwich shop or bakery.

Surrounding Land Use & Zoning Designations:

| Land Use Designation | Zoning Classification | Zoning |
|----------------------|-----------------------|--------------------------------------|
| North | Community Commercial | Community Commercial |
| South | Regional Commercial | Regional Commercial PAD |
| East | Regional Commercial | Regional Commercial PAD |
| West | Residential >5-8DU/AC | SF-6 PAD and Neighborhood Commercial |
| Site | Regional Commercial | Regional Commercial |

Project Data Table

| Development Standard | LDC Requirements |
|---------------------------------|-------------------|
| Maximum Building Height | 55 feet |
| Minimum Setbacks | |
| <u>Front</u> | 25 feet |
| <u>Side</u> | |
| Street | 20 feet |
| Residential | 75 feet |
| Non Residential | 20 feet |
| <u>Rear</u> | |
| Residential | 75 feet |
| Non Residential | 20 feet |
| Maximum Size of User | No limitation |
| Separation between buildings | |
| Single Story/Multiple Story | 15 feet/20 feet |
| Landscaping (% of net lot area) | 15% & Article 4.3 |
| Off-Street Parking and Loading | Per Article 4.2 |
| Exterior Lighting Standards | Per Section 4.103 |

Multi-Family Residential is allowed within the Regional Commercial zoning district per the LDC per limitation L7. L7 states: Only permitted as part of an integrated, mixed use plan. Conditional Use Permit required. The developer of the project has applied for a Conditional Use Permit requesting a Multi-Family mixed use development be allowed within the Regional Commercial zoning district. The project, the first of its kind in Gilbert, will include 16 live work units that have street facing storefronts allowing for commercial uses on the first floor and residential units above.

The LDC also has additional development standards for height when a building in the RC district is within 100 feet of property designated for residential use in the General Plan, a building step-back of one foot for every one foot of building height above 2 stories/35 feet is required.

DISCUSSION

Site

The site plan is designed to accommodate both the conventional multi-family residential use and the mixed use live/work units. Live/work units require access to un-gated roadways and short term on-street parking for visitors and employees. The construction of the Columbus Private Drive will provide both. The live work units along the Columbus Private Drive will provide commercial units on the ground floor with living unit quarters on the 2nd and 3rd floors. Staff has requested hardscape plazas adjacent to the live work buildings to allow for outdoor sales, activities or potential business oriented seating. Signage will be allowed on the first floor of the live work units thru the master sign package.

The conventional multi-family units are within a gated complex with the leasing office and pool next to the visitor parking. The apartments are provide parking either as standard parking stalls,

carports, or garages. Carriage units are located above some of the garages. Other garages may be accessed via an internal corridor linking units to the rear garage doors. The secondary access for the project is provided for on the Ivanhoe Private Drive.

Landscape

The landscape/open space is provided for at for at 35% net area. The landscape is divided into 3 basic categories. The landscape setback, the interior greenbelt and the live/work streetscape. The landscape setback areas are a mix of turf and decomposed granite interspersed with trees and shrubs. The tot lot is proposed as a combination of swings with oversized pre-cast concrete animals as climbing structures. The interior greenbelt links the pool with the tot lot with the plazas along the Columbus Private Drive. The greenbelt has turf basins woven through the center of the complex. The live/work plazas are outside of the complex fencing/walls and are easily accessed by the businesses and customers. The residents can walk through pedestrian gates to reach the business and utilize the outdoor plazas.

Grading and Drainage

Most of the retention is provided for in underground tanks or drywells. There are a few at grade basins along the interior greenbelt and along Coronado.

Elevations/Floor Plan

There are 5 building types and derivatives of them. The buildings are 3-story for the building types I, II and VI and 2-story for building types III and VII. The units facing west along Coronado have a third floor step-back as required by code. The clubhouse building includes leasing, maintenance, fitness and locker rooms. Building 4 includes a WIFI Café and multi-purpose room.

The elevations are a contemporary style more indicative of a commercial project which is in keeping with the live/work units and streetscape. The roofline is a combination of hip and flat supported by outriggers. The tile is either Eagle Roofing Bel air Village Blend or Ponderosa Brown Grey depending on the building type/color scheme. Stone is used as a massing accent with two colors series being used. The building have block colors in the tan, beige, rust and warm grey ranges with Building Scheme 1 adding a Cape Code Blue. The buildings have white, cream and brown accents.

Signage

The monument signage location is at the northwest corner of the site. The design of this sign and any other signage on site will be approved per the Santan Village Master Sign Program.

Lighting

The lighting for the site is contemporary in style with a bronze finish. The lights are either 14' parking lot light poles, under canopy lights, building sconces or wall pack lighting for utilitarian purposes. Staff will request that the light fixtures be shown on the elevations.

REQUESTED INPUT

1. General input regarding, architecture, site plan and landscape palette.

Attachments and Enclosures:

1. Vicinity Map
2. Site Plan
3. Landscape
4. Grading and Drainage
5. Elevations
6. Floor Plans
7. Colors and Materials